

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

May 14, 2003

8:10 PM

CALL TO ORDER

Council President Hofflinger called the meeting to order.

SUNSHINE STATEMENT

The Township Clerk read the Opening Statement: Notice of this meeting has been given in accordance with the Open Public Meetings Act. Notice was published in the Burlington County Times on January 5, 2003; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

Present: Frank Baldorossi, John Fratinardo, Bruce Garganio, Jerry Sandusky, John Hofflinger

Also Present: Mayor Michael Muchowski; Richard A. Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; Russell Trice, Township Water and Sewer Engineer; William John Kearns, Jr., Township Solicitor; Joy Weiler, Township Clerk

PUBLIC COMMENT

Bill Bott, 64 Riverbank Drive, questioned the application for Bung's place-to-place transfer? Solicitor Kearns explained that anytime the dimensions of a licensed premise are changed they must apply for a place-to-place transfer.

Mr. Bott explained that the Florence Club, which he is a member of, hung the yellow ribbons throughout town; he realizes that they are looking dingy and worn, but asked that they not be taken down since many more lives will be lost overseas. Council Member Sandusky suggested that once they get very worn, they be replaced with new bows. Mr. Bott will speak with the women that made the bows.

All residents having an opportunity to be heard, MOTION by Fratinardo; seconded by Hofflinger to close the public portion of the meeting. All ayes - motion carried.

GRANTSMEN

Randy Gottesman, Township's Grantsman, addressed Mayor and Council regarding concerns that since they have contracted with the grantwriter no grants have been received. He stated that he has been in the grantwriting business for over twenty years with tremendous success. He explained that it takes time and asked for patience, input, enthusiasm and authorization from Council. Opportunities have been presented to Council but they have not been the right opportunities. One application was submitted without success. Council Member Garganio stated that out of the grant opportunities presented to Council several of them have been applied for already through the Township Engineer's office. He also asked if there is something that Council is not doing that they should be? Mr. Gottesman does not feel that there is something more Council should be doing. He also explained that since the Township has an active engineer that does grantwriting, he has to work harder at finding other grant opportunities.

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Council Member Garganio stated his concerns regarding losing time by not going after more grants. Mr. Gottesman's goal is to apply for 5-6 grants within the next six months. He asked if a committee could be formed to meet and work as a team on a regular basis. Council Member Garganio expressed interest in being on a committee.

As a show of good faith Mr. Gottesman offered not to submit a bill for the next couple of months.

Council President Hofflinger asked how they know what grants are available? Mr. Gottesman explained that they subscribe to many publications and review the internet and various state and federal pages daily. He also has contacts at many of the state and federal sources.

Dave Gerkin, Township Grantsman, reviewed several grant opportunities:

- Pedestrian Safety: Township Engineer applying for.
- COPS in Schools: Administrator Brook explained that this is an active application at the federal government level.
- USDA funding for Senior Center: Not a lot of grant money available, loans available at 4.5%, may do better through the Bridge Commission's loan program at approximately 3%. Council advised Mr. Gottesman to pursue a grant through USDA. A resolution will be approved next week.
- Hazardous Discharge Remediation Grant: Used for preliminary, site and remedial investigation. Determines if there is any contamination. Can be used on township owned property, properties with a municipal lien and redevelopment areas. Discussion followed regarding having Bucs property tested. Mayor Muchowski expressed concern over the burden put on the property owner if the test showed that the site was contaminated. He asked Solicitor Kearns if the property owners need to be notified that the Township is going to test their properties? Solicitor Kearns believes that the property owners need to be notified and if they refuse and the Township has reason to suspect contamination, there are still ways to gain access. Council Member Garganio asked for a map of the redevelopment area showing the blocks and lots to review at next month's Worksession.
- Livable Communities (DOT and DEP): Both grants are flexible. DOT: streetscaping, parking area improvements and sidewalks. DEP: upgrading of parks. The Township would pay for design. Mayor and Council discussed the various parks that the grants could be used for.

Mr. Gerkin will forward additional grant opportunities within the next month.

A subcommittee meeting will be set up.

TOWNSHIP WATER AND SEWER ENGINEER

Cedar Lane Elevated Tank Rehab: Current Estimate #8 (Final)

Russell Trice, Township Water and Sewer Engineer, reviewed and recommended Current Estimate #8 (Final). A resolution will be approved at next week's meeting.

Water Allocation Permit

Mr. Trice updated Mayor and Council on the Water Allocation Permit Application. Since it will take two years to renew the application, it has been revised to cover ten years opposed to five years. The application will be submitted later this week.

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Mr. Trice was advised that the Commissioner's Office contacted the Bureau of Water Allocation and directed them to move the Township's application forward and expedite the review.

Mr. Trice reviewed DEP's recommendations regarding the current capacity situation and issuing permits. Look at the actual usage of new homes, which is approximately 250 – 260 gallons per day. DEP requires 395 gallons per day per house when an application is submitted. They will consider reducing that number if the Township can document a lower number. That will reduce the number of gallons needed to be reserved for future developments.

Large, occasional users, such as Griffin Pipe, were also discussed. They only draw water from the Township's system certain times of the year, which amounts to approximately 28 - 30 million gallons a year. Mr. Trice would like to speak with Griffin Pipe to see why they do not always use their wells. That would free up the current problem with getting permits issued. If Griffin Pipe were to use their wells at all times, it may lower the iron contamination in Well No. 1 by changing the flow of water. The loss of revenue versus gaining allocation was discussed. Administrator Brook explained that when Griffin Pipe draws water from the Township's system, it has a significant impact on the well system. A hydro study would show for sure if Griffin Pipe has a negative impact on the well system.

Since Burlington City has a large amount of excess capacity, discussion followed regarding an agreement with Burlington City and Burlington Township to purchase water if necessary.

Council Member Garganio would like to see the current available allocation saved for Whitesell instead of the residential developments. Discussion of the developer paying at the time of allocation permit. The Township Solicitor will draft an Ordinance regarding paying the fee up front and look into adding a stipulation that if the developer does not build, the Township will reimburse them 80%. Council Member Garganio asked that the approval be non transferable so if the developer sells the land, the new developer will have to come in for their own approval. Solicitor Kearns will look into.

ASSISTANT MUNICIPAL ADMINISTRATOR

Date Sharing Agreement with County

Assistant Administrator Sahol reviewed the benefits of a data sharing agreement with the County. The County compiles millions of dollars of data and this agreement would allow any of the professionals that work for the Township the ability to request the information from the County with a copy of the agreement and a signature authorizing the request. This way there is control over the data that is retrieved. A resolution will be approved at next week's meeting.

New Jersey Transit Light Rail Open House

NJ Light Rail will be having an open house and demonstration of the light rail train during the Patriotic Celebration Day. He asked if it should be included in the advertising of the events of the day at no additional cost. Council in agreement as long as the Township does not incur any additional expense.

Flower Pots for Garden Club

Assistant Administrator Sahol, on behalf of Loretta Varga, Roebing Garden Club, asked if Council was interested in changing the design of the flowerpots? The Department of Corrections can make the pots at a substantial savings. The placement of the flowerpots was discussed.

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Mayor and Council will be provided with a map showing where the garden club would like to place the flowerpots for discussion at next week's meeting.

Auction

Assistant Administrator Sahol reported that there is enough equipment and bicycles to hold an auction. A complete list will be ready next week.

Fire Lane/Zone Ordinance

Kevin Mullen will have the Fire Lane Ordinance report ready for next month's Worksession.

TOWNSHIP ENGINEER

Transportation Trust Fund: Road Program & Sidewalks

Dan Guzzi, Township Engineer, stated that the applications are due by the end of June. Council will need to make a decision on a road and/or sidewalk project. A Resolution is needed. Mr. Guzzi advised Mayor and Council that the best bet is to consider areas that need sidewalks that tie into the school. Mayor and Council discussed various areas that need sidewalks.

Sidewalks to be included:

- Olive Street: Hornberger Avenue to Cedar Lane
- Main Street: Eighth Avenue to Tenth Avenue
- Pine Street: Third Street to Fifth Street
- Tenth Avenue: Main Street to Hornberger Avenue

Roads to be included:

- Main Street: Other half

A Resolution will be prepared for next week. Mr. Guzzi will prepare exhibit "A" to be attached to the Resolution.

Mr. Guzzi asked if Council would like to do a Road Program this year? Council in agreement to pass on the Road Program this year.

WAWA: Request for Maintenance Bond Release

Mr. Guzzi reviewed the request to release WAWA's maintenance bond. He stated that there are three outstanding items that need to be addressed. WAWA states that the items will be finalized in the next week or two. Council could either release conditioned upon satisfactory completion of those items or deny and review again next month. Council in agreement to approve a Resolution conditioned upon satisfactory completion of the punchlist items at next week's meeting.

Truck traffic in WAWA's parking lot discussed. The parking lot was designed without any tractor-trailer parking and is very dangerous. Mayor Muchowski will have the police patrol the area.

Administrator Brook advised Mayor and Council that they have submitted an application for a truck parking lot. With the size of the proposed parking lot it appears to be a truck stop, which is

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not a permitted use. They would need to obtain a use variance. Council Member Garganio asked for a copy of the plans when they come in.

Current Estimate #1: Main Street Reconstruction

Mr. Guzzi reviewed and recommended Current Estimate #1. A Resolution will be approved at next week's meeting.

Mallard Creek: Reduce Maintenance Bond (Ryland Group)

Mr. Guzzi reviewed and recommended the release conditioned upon the completion of four outstanding punchlist items. Administrator Brook is concerned about the basins and will look at them in the morning. A Resolution will be approved at next week's meeting unless Administrator Brook finds a problem with the basins.

Alleys

Mayor Muchowski discussed the condition of the alleys. He asked if the areas that are low could be filled in with rocks? Mr. Guzzi explained that the alleys need to be leveled out then capped. Filling the ruts in with rocks is not a long-term improvement. The ruts being caused by the trash trucks were discussed. Mayor Muchowski asked if once the alleys were leveled out some of the maintenance of the alleys could be incorporated into the waste collection contract. Administrator Brook does not believe that could be done.

Administrator Brook explained that a hand dig will be completed in the alleys to see how far down the gas lines are. Once that is determined, a report will be prepared prioritizing the alleys with cost estimates.

Council Member Garganio would like the worst alley to be redone this year the correct way and see how it turns out.

Council President Hofflinger believes that the trash should be picked up in front of the homes; otherwise the alleys will continue to deteriorate. Having the trash picked up out front was discussed. It would not be a problem with the collection company but may be a problem for the residents, particularly the row homes. Blocking the one-way avenues is also a problem. Administrator Brook can prepare the waste collection specifications for both alley pickup and pickup in front of the homes.

Mr. Guzzi discussed the process of repairing the alleys. Drainage was also discussed.

Gas Tanks

Administrator Brook verified that everyone saw the report on the gas tanks.

Tennis Courts at Wilkie Park

Administrator Brook asked Mr. Guzzi if he had any suggestions on how to fill the cracks on the tennis courts? Mr. Guzzi suggested a tar type product that will expand and contract with the asphalt. He will look at and discuss at the next Worksession.

Discussion of building new tennis courts at the recreational complex by the municipal building took place. Mayor and Council feel that this would be a better site for the tennis courts. Mr. Guzzi will provide a cost estimate for three new tennis courts.

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Mr. Guzzi will advise what product to use so the Public Works Department can repair the existing tennis courts at Wilkie Park.

ABC APPLICATIONS

Renewals

Clerk Weiler stated that the ABC license renewals are due. The reports have been received from the Chief of Police. One establishment will be asked to attend the June 4th meeting. She asked if Mayor and Council had any concerns regarding any other license. Not at this time.

Bung's Extension: Place-to-Place Transfer

Clerk Weiler will check with the owner to see if he needs to speak with the Township Solicitor.

HANDICAPPED PARKING

Clerk Weiler advised Mayor and Council that she has a new application, which was included in the packet, plus the ones that they asked to hold. The one that was sent to the doctor for Eighth Avenue was denied.

Clerk Weiler also advised Mayor and Council that the doctor that reviews the applications is resigning. One doctor has expressed interest in the position.

Due to the large number of handicapped parking spaces, and the fact that almost every application gets approved, discussion followed regarding raising the application fee and sending the applicant to the doctor's for an examination opposed to the doctor reviewing the application without seeing the applicant. Mayor Muchowski will talk with some doctors regarding the criteria for a handicapped parking space and report back.

Street Names

Clerk Weiler asked Mayor and Council if it was all right to proceed with the Resolution for the street names. Council in agreement to approve Resolution at next week's meeting.

Griffin Pipe Social Affair

Clerk Weiler advised Mayor and Council that Griffin Pipe does not need a Social Affair Permit for the event they are holding at St. Nick's because they decided not to bring in liquor or sell liquor. The employees can bring their own bottle if they choose.

UNFINISHED BUSINESS

Nothing at this time.

ACTION

Block Party

It was on the MOTION of Sandusky, seconded by Baldorossi to approve the Block Party.

On the Question

Nothing at this time.

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Upon roll call Council voted as follows:

YEAS: Baldorossi, Fratinardo, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: None

Unanimous approval.

Applications

A. (2) Raffles: Holy Assumption, Carnival, June 3 – 7

It was on the MOTION of Garganio, seconded by Sandusky to approve Holy Assumption's (2) raffle applications.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Fratinardo, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: None

Unanimous approval.

Requests

Administrator Brook, on behalf of Verann Wesley, Wesley's Pub, asked if Railroad Avenue could be changed from a one way to a two way. Council stated they would not change Railroad Avenue to a two way street.

Administrator Brook, on behalf of Wayne Phillips, Bridges at Roebling, asked if the Township would replace the sidewalks in front of his building. Council will not replace the private sidewalks.

ADJOURNMENT

11:05 PM Motion made by Garganio; seconded by Sandusky to adjourn meeting. Roll call vote – all ayes.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab